

RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

Gallatin County Growth Policy “A Shared Vision for a New Century”

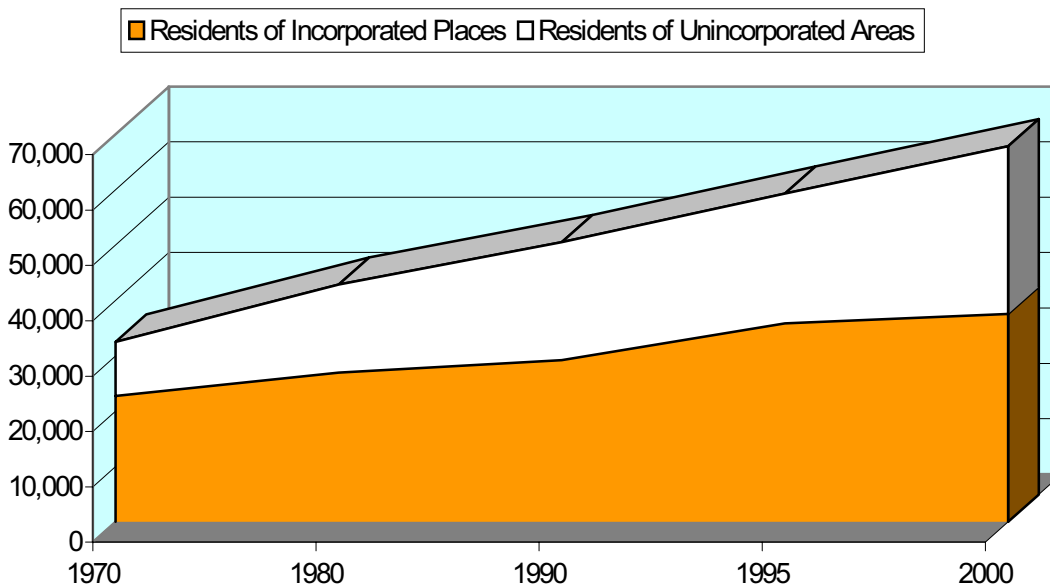
1.1.2 Incorporated & Unincorporated Population 1970- 1999

Current Situation: More people live inside Gallatin County’s cities and towns than in unincorporated areas; however, the proportion of population inside incorporated places peaked in 1970 at 70%. Between 1970 and 1990, rural population growth outpaced urban growth—in 1990 only 58% of the population were town-dwellers. It is often difficult to accurately predict rural population, and these figures may be readjusted following the recent initial release of the 2000 U.S. Census figures.⁷

County/City/Town	2000 CENSUS	1990 CENSUS	POPULATION % CHANGE 1990 to 2000
GALLATIN COUNTY	67,831	50,463	34.42
Belgrade	5,728	3,422	67.39
Bozeman	27,509	22,660	21.40
Manhattan	1,396	1,034	35.01
Three Forks	1,728	1,203	43.64
West Yellowstone	1,177	913	28.92

Continued population growth in centralized urban areas may more effectively and efficiently accommodate projected population increases while reducing the cost of public services and preserving the character of rural areas.

POPULATION BY PLACE OF RESIDENCE



Source: Montana Department of Commerce

⁷ Montana Department of Commerce CEIC; Planning Department tabulations

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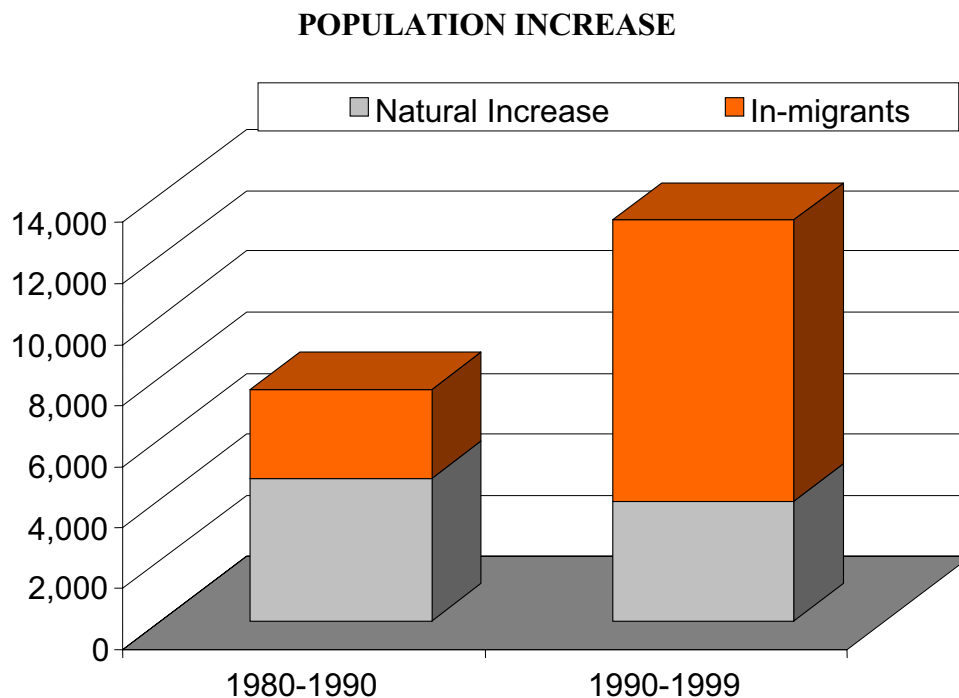
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Interestingly, the U.S. Census Bureau considers only a community with more than 2,500 residents as “urban.” The US Office of Management and Budget also classifies “metropolitan areas” with an urban core population of at least 50,000; many statistical reports therefore consider all of Gallatin County to be “rural”.

1.1.3 Components of Change

Current Situation: Components of change can give insight into sources of population change over time. Natural population increases or decreases describe the ratio of births to deaths within a community, while migration changes describe the net effect of domestic and foreign relocation.

Between 1980 and 1990, Gallatin County experienced a natural population increase of 4,700 individuals, and a net increase of approximately 2,900 individuals migrating into the community. Between 1990 and 1999, Gallatin County experienced a migrational increase of over 9,100 individuals, and a natural increase of 3,965—over twice the number of in-migrants as the previous decade.⁸ The large increase in migration demonstrates the livability and attraction of the Gallatin County community.



Source: Montana Department of Commerce

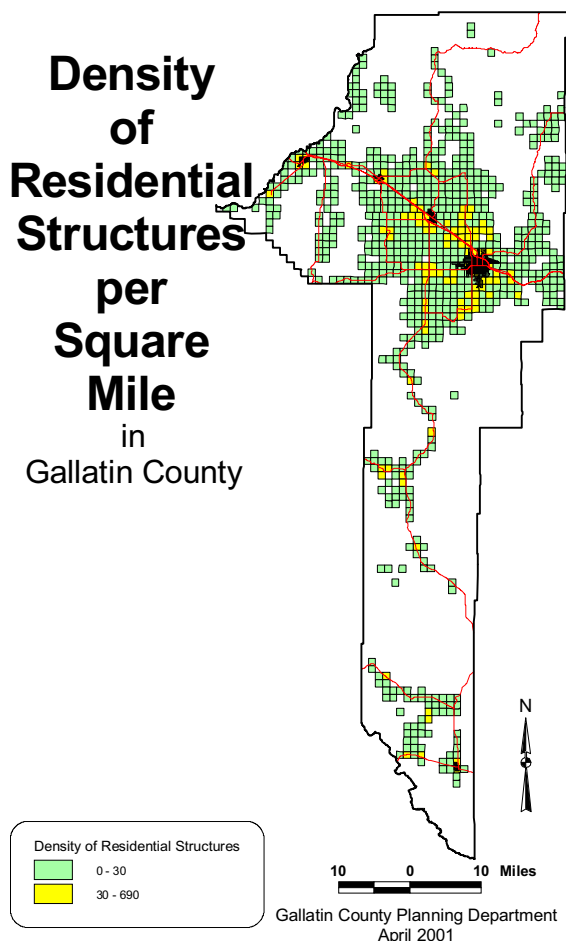
⁸ Montana Department of Commerce

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1.2 LAND USE IN GALLATIN COUNTY.

There are approximately 1,682,048 acres in Gallatin County including over 16,500 acres in surface water. Approximately 800,000 acres in Gallatin County are owned by the public and managed by several local and national agencies including the Bureau of Land Management, U.S. Forest Service, National Park Service, Montana Fish Wildlife & Parks, Montana Department of Transportation, Department of Natural Resources & Conservation and various local governments. The balance of about 882,000 acres in Gallatin County are privately owned and divided among agricultural, forestry, residential, commercial and industrial uses.⁹

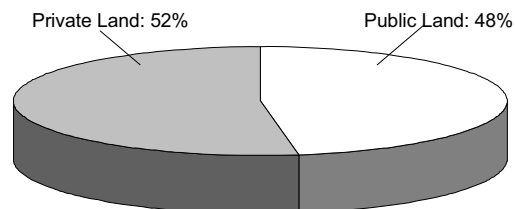


Organizations such as the Montana Land Reliance, Gallatin Valley Land Trust, Nature Conservancy and Montana Fish, Wildlife and Parks hold conservation easements on approximately 67,000 acres of private land (about half of which is located on the Flying D Ranch).¹⁰ Although 48% of land in Gallatin County remains in public ownership, rapid growth is causing many changes in land use trends in the private sector.

1.2.1 Public Land in Gallatin County

Current Situation: The U.S. Forest Service is the largest land holder in Gallatin County, currently managing over 665,000 acres. In

PRIVATE VERSUS PUBLIC LAND



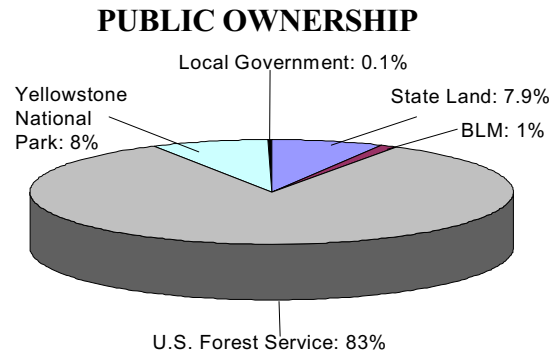
⁹ Montana State University Geographic Information Center (GIAC)

¹⁰ Nature Conservancy, GVL, MFWP, Montana Land Reliance

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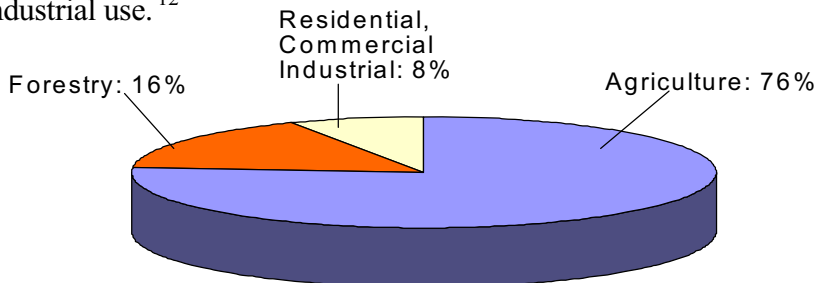
addition to the Forest Service, various state departments manage approximately 61,000 acres, and over 97,600 acres of Yellowstone National Park is located within the county. The Bureau of Land Management holds just over 9,000 acres and an additional 1,600 acres belongs to local governments.¹¹



1.2.2 Private Land in Gallatin County

Current Situation: Although agricultural land ownership is changing rapidly, the large majority of private land in Gallatin County remains in agricultural production. According to the Montana Department of Revenue tax classification for 1999, over 676,000 acres of privately owned land was in agriculture, 174,900 acres was land in forestry and 67,000 acres was in residential, commercial and industrial use.¹²

TAX CLASSIFICATION OF LAND IN PRIVATE OWNERSHIP



1.2.3 Agricultural Land and Farms in Gallatin County

Current Situation: There are 835 working farms in Gallatin County, as determined by the *U.S. Census of Agriculture*.¹³ The most recent *U.S. Census of Agriculture* was compiled in 1997 by the US Department of Agriculture’s National Agricultural Statistics Service (NASS). In previous years, the U.S. Census Bureau classified a “farm” as a tract of land that produces \$1000 or more in agricultural income, or has the potential to produce more than \$1,000. In 1997, the Department of Agriculture expanded this definition to include places with five or more horses, or 200+ acres of pasture. The Montana Department of Revenue classifies “qualified” farms as agricultural tracts 160 acres and over. Farms with lesser acreage must “qualify” by demonstrating a certain percent of income is derived from agriculture.

Although overall statistics for land in farms and cropland have varied over time and with changing definitions, it is evident that while the agricultural industry in Gallatin County shares

¹¹ MSU GIAC

¹² Department of Revenue, Bozeman office

¹³ USDA National Agricultural Statistics Service (*U.S. Census of Agriculture* 1997)